

**FOR SALE**



**Sunny Bank, Middleport, Stoke-on-Trent**

**2 Bedrooms, 1 Bathroom, Apartment**

**Asking Price Of £79,500**

  
**MARTIN&CO**



## Sunny Bank, Middleport, Stoke-on-Trent

2 Bedrooms, 1 Bathroom

Asking Price Of £79,500

- Modern Apartment
- Two Bedroom
- Upvc double glazing
- Fitted Kitchen
- Allocated Parking Space

HALL 11' 2" x 5' 2" (3.4m x 1.57m) Upvc double glazed door to the front elevation, central heating radiator, carpet to floor

LOUNGE 14' 9" x 9' 9" (4.5m x 2.97m) Upvc patio double glazed doors to the front elevation, central heating radiator, TV aerial point, carpet to floor

KITCHEN 9' 1" x 8' 0" (2.77m x 2.44m) Upvc double glazed window to the front elevation, range of wall and base units with worktops over, stainless steel single sink, built in oven and hob, extractor fan, built in under counter fridge, space and plumbing for a washing machine, vinyl flooring

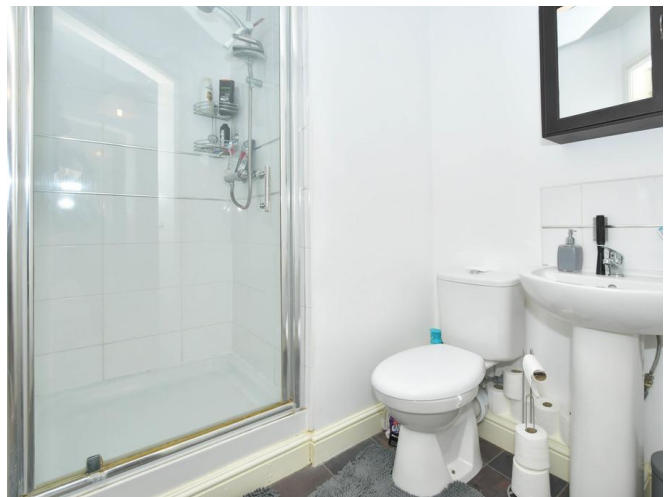
BEDROOM 12' 4" x 8' 8" (3.76m x 2.64m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor

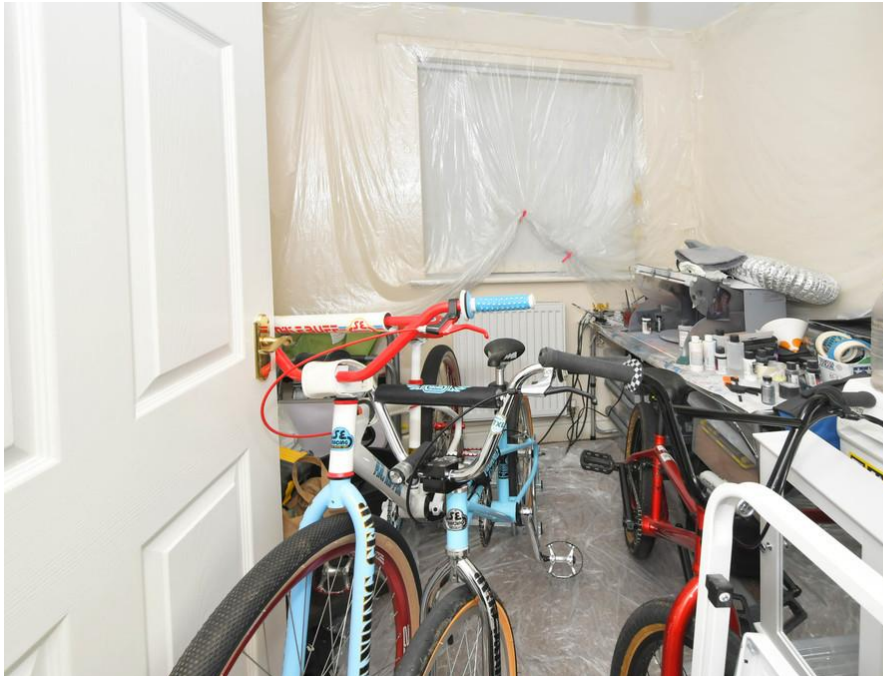
BEDROOM 6' 9" x 6' 8" (2.06m x 2.03m) Upvc double glazed window to the front elevation, central heating radiator, carpet to floor


BATHROOM 7' 3" x 5' 5" (2.21m x 1.65m) 3 piece suite in white, shower cubicle, central heating radiator, vinyl flooring

ALLOCATED PARKING SPACE







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.